



## PROPERTY FEATURES

- 7,800 SF building
- 5,500 SF showroom/retail
- 2,300 SF warehouse with loading dock
- 25 parking spaces
- 3 Phase 600V/400A
- Located on the corner of Erie Boulevard & Thompson Road
- Visible from Interstate 690
- Fully leased

### CONTACT EXCLUSIVE AGENTS:

**Bart Feinberg**

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[bfeinberg@suttoncos.com](mailto:bfeinberg@suttoncos.com)

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### SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100

Syracuse, New York 13204

315.424.1111

[www.suttoncos.com](http://www.suttoncos.com)





## FOR SALE | RETAIL STAND ALONE

3101 Erie Boulevard East, Syracuse, NY 13214



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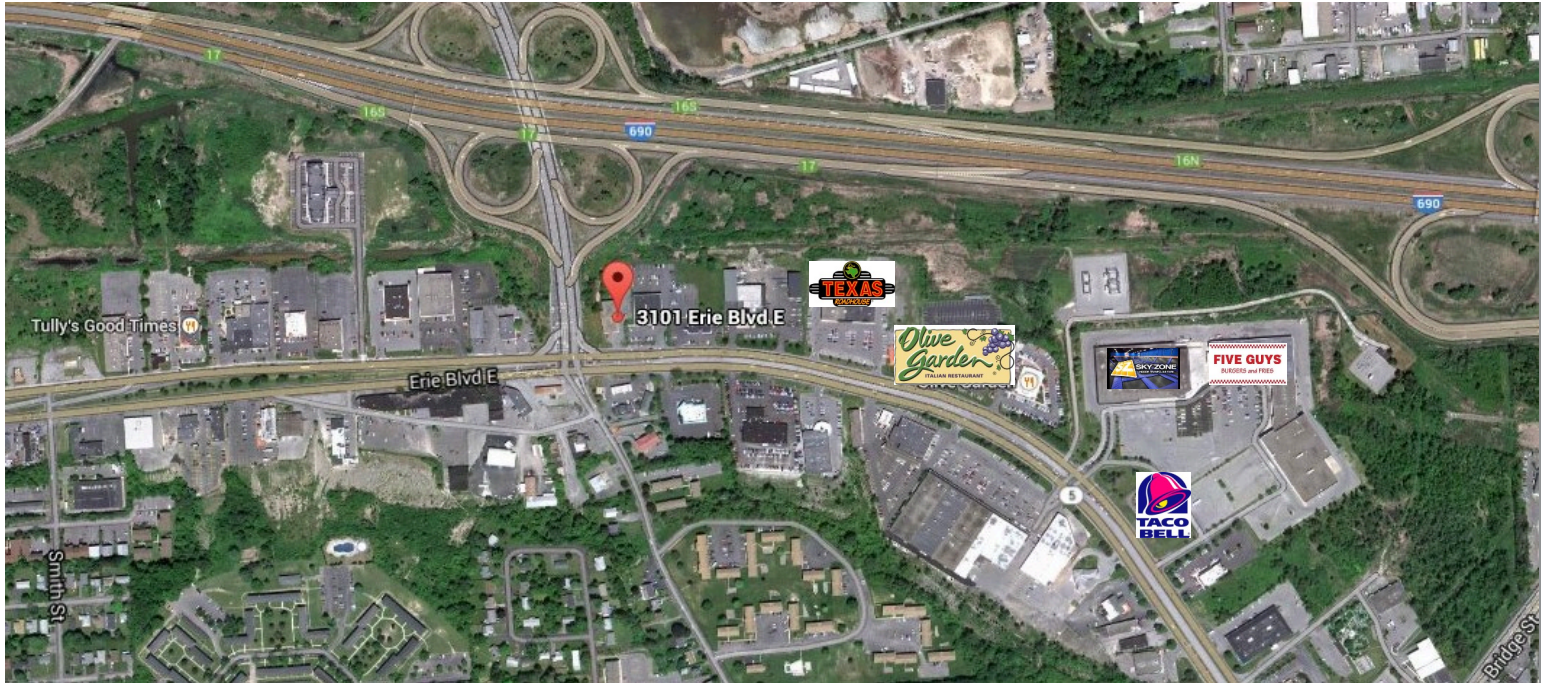
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**DEMOGRAPHICS**

	1 Mile	3 Mile	5 Mile
<b>Population</b>	10,383	79,992	182,066
<b>Median HH Income</b>	\$40,691	\$42,056	\$37,051
<b>Households</b>	4,507	35,831	82,649
<b>Businesses</b>	577	4,505	10,894
<b>Employees</b>	8,049	78,251	199,688

Source: ESRI Report 2016

**TRAFFIC COUNTS**

- Erie Boulevard—22,700 AADT
- Thompson Road—22,000 AADT
- Route 690—86,530 AADT

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